

## 1 Highacres

Loders Bridport Dorset  
DT6 3SE



**Guide Price £485,500 Freehold**

A detached family house in the sought after village of Loders with generous garden, parking and garage affording countryside views in superb village location with excellent facilities



**SITUATION:** The property occupies an elevated and large corner plot backing onto open fields with secluded wrap around gardens on three sides and a lovely backdrop of specimen trees giving complete privacy. The house lies within the Conservation Area and commands superb views to distant hillsides from most rooms.

Situated at the head of the established cul-de-sac estate known as Highacres, the property has a dignity and impressive stance. The local primary school is a few minutes' walk away as is the Loders Arms pub, Church, modern village hall which is the venue for many clubs and organisations together with a large recreational field with play area and allotment gardens. The village of Loders is well known for its vibrant community, with its fete, annual scarecrow competition, five pub challenge, Boxing Day hockey match, ride-and-stride and there is so much to get involved with especially for those looking to monitor and contribute to conservation and wildlife. Surrounded by beautiful and scenic countryside, there are many local walks to be enjoyed.

The centre of the renowned cultural town of Bridport lies some 3 miles to the south-west with its mainly independent shops, twice-weekly street market, vintage and artists' quadrant, Art Centre and Electric Palace theatre/cinema, Leisure Centre with indoor swimming pool and the central Bucky Doo Square which hosts bands, events and festivities all year round.

The coastal village of West Bay lies some 5 miles to the south with its beaches, fishing/boating harbour and many organisations providing marine and leisure pursuits. It also offers access to the Jurassic Coastline and South West Coastal Paths.

**THE PROPERTY** was built in the late 1970's featuring Bradstone elevations under a slate roof and has double-glazed windows and modern doors and, internally, has been well maintained and updated throughout. It has been in the same occupation for nearly 30 years as a much loved family home.

The property enjoys stunning views and has potential for extension. The gardens are an absolute delight and superbly established providing sitting out areas for all times of the day and include a garage/workshop and summerhouse. These gardens are a wildlife and gardener's paradise.

**DIRECTIONS:** From the east roundabout of Bridport, take the first exit into the Beaminster Road. Proceed for approx 1.5 miles and turn right next to the Kings Head Pub into Village Road. At the junction with the Loders Road, turn right and proceed for approx 2 miles into Loders village and turn left opposite the school into Smishops Lane. Take the first right into Highacres and No 1 will be found immediately on the left-hand side.

**THE ACCOMMODATION** comprises the following:

A front entrance door with steps up opens to an:

**ENTRANCE HALL** with stairs rising to the first floor with storage cupboards to the base, well shelved and containing the electric consumer unit.

**CLOAKROOM** with basin in vanity unit and low level WC. Obscure-glazed window.

**LIVING ROOM** with front window to the south enjoying far-reaching views to the hillsides and sliding double doors to the north opening into the garden. A Clearview wood-burning stove is fitted to the attractive, arched stone fireplace.

**KITCHEN/DINING ROOM:** This room also has double aspects and a boarded ceiling with ceiling downlighters and is partially divided by a peninsular work surface.

The kitchen area is well fitted with a comprehensive range of "Stringer Teal" solid wood units comprising wall mounted cupboards and base cupboards and drawers including triple pan drawers, a bottle rack and tray space. Complimenting work surfaces over incorporate a single drainer ceramic sink with window looking to the hillsides, with under-unit space for free-standing fridge and freezer and there is space for a free-standing electric cooker.

The dining area is a sizeable area for family dining with window overlooking the beautiful gardens to the rear with specimen tree back-drop. Vinyl wood-effect flooring. Door to:

**SIDE PORCH/BOOT ROOM** with wall-mounted storage cupboards, plumbing for a washing machine, coat peg rack and space for shoe storage. Grant oil-fired central heating boiler. Modern uPVC, mainly glazed door with glazed side panel, opening to the outside.

#### **FIRST FLOOR**

**LANDING** with large window over the staircase attracting good natural light to the interior. Access trap to loft space with ladder and light, well insulated and partially boarded.

**MAIN BEDROOM** facing west overlooking the gardens and trees.

**EN-SUITE SHOWER ROOM** comprising shower cubicle and basin with cupboard base. Part panelled walls, heated towel rail.

**BEDROOM 2** with built-in treble-doored wardrobe with shaped shelves alongside and window overlooking the garden.

**BEDROOM 3:** Another double bedroom with views to the distant hillsides including Boarsbarrow Hill.

**FAMILY BATHROOM** with white suite comprising a panelled bath, wash basin and toilet. Built-in airing cupboard with hot water cylinder and slatted shelving.

#### **OUTSIDE**

The frontage is raised up with a high wall to the front and extending to the south and west. A driveway alongside the wall rises to the **SINGLE GARAGE/WORKSHOP** and there is parking on site.

The gardens are beautifully landscaped to provide intrigue and full enjoyment of the different areas and afford patios/seating and dining areas with lawns with plants and shrubs and an arbour providing screening and decoration together with trees including some fruits. There is also a **WOODEN SUMMERHOUSE/CHALET** ideal as a studio/garden room with verandah frontage and there is a large featherboard-screened patio area and a further "sunken" patio adjoining the French doors from the sitting room. There are sloping banks all well planted and tended and with secret pathways including a gated entrance to the woodland behind.

These gardens extend to over 0.25 acres and are ideal for watching the wildlife especially the birds, butterflies and bees, a door mouse and a hedgehog.

There is also a refuse bin bay, a log store, two wooden garden sheds and the oil tank.

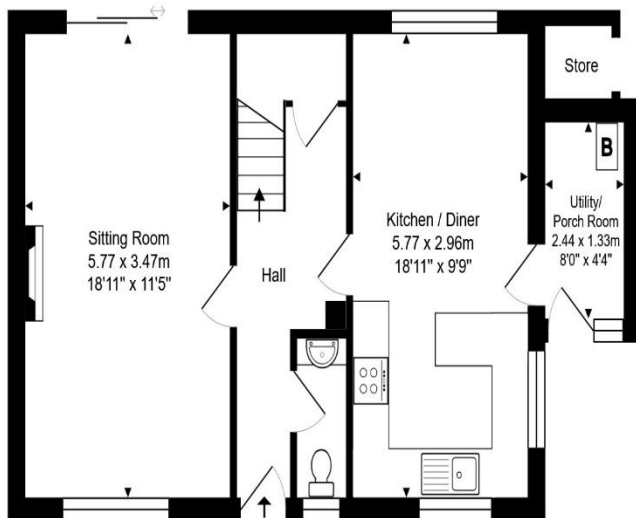
The gardens offer scope for further cultivation/allotment-style beds or for a conservatory/extension, subject to any necessary planning permissions.

**SERVICES:** Mains water, drainage and electricity. Oil central heating. Council Tax Band 'D'. Mobile and broadband - see Ofcom website.

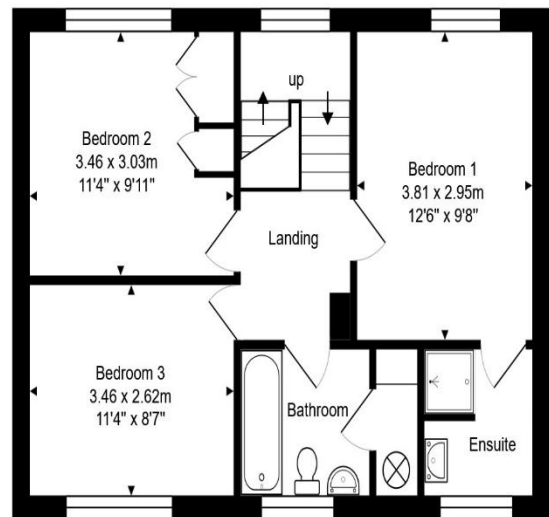
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

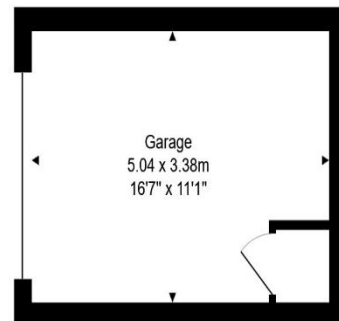
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Ground Floor



First Floor



Total Area: 102.3 m<sup>2</sup> ... 1101 ft<sup>2</sup> (excluding store, garage)

Not to scale. Measurements are approximate and for guidance only.



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